

Next Town Assembly

**Village of Arden
Monday, January 27, 1997
7:30 p.m.
Arden Gild Hall**

AGENDA

- Introduction of Bob Weiner, newly elected New Castle County Councilman
- Trustee report on possible resident's donation to the community, BuckinghamGreene suit, and the first annual town party
- Long Range Plan update from Community Planning Committee
- Reports and initial nominations from all standing committees

SPECIAL NOTICE

Arden Assessors Public Hearing

**Wed., Jan. 29 • 8:00 p.m.
Buzz Ware Village Center
The Highway, Arden**

This is an opportunity to present your views, concerns, questions or pertinent information before the Assessors begin their deliberations on the full rental value of Arden leaseholds and set land rent rates for 1998-1999. (Additional public hearings are scheduled for May 5 and June 3, 1997.)

September 23, 1996 Town Assembly for the Village of Arden Gild Hall • Arden, Delaware

Present:

Hugh Roberts	Tom Wheeler	Larry Walker
Lee Starr	Tim Colgan	Walter T. Border
Joan Mary Morgan	Judy Butler	Lisa Mullinax
Aaron Hamburger	Mary Brent Whipple	Jannie Stearns
Larry Strange	Rut Panella	E.S. Shaw
Gail Rinehart	Don Holcomb	Jean K. Brachman
William Press	Alton Dahl	Maryellen S. Jobson
Rich Bloom	Marianne Cinaglia	Bernie Brachman
Lynda Kolski	Edward Rohrbach	Dennis O'Regan (NV)
Frank Akutowicz	Lou Bean	Lynne Svenning
Linda Eaton	Ruth Bean	Rodney Jester
Wayne Smith (State Rep. NV)	Yvonne King	Mark Taylor
Peter Renzetti	Rae Gerstine	Eliot Levin
Jim Parks (NV)	Leon Tanzer	Sadie Somerville
Beverly A. Barnett	Phil Fisher	Lew Aumack
Jan Westerhouse	Elizabeth Varley	Connee Wright McKinney

1. **Meeting call to order:** Chairperson Bill Press called the meeting to order.

2. **Agenda Clarification:** Town Assembly Chairperson informed the Town Assembly of Trustee Shaul Gladstone's recent illness and we joined in silent thoughts for his swift recovery. We were told of the recent death of Ardentown resident, Marion Bloch, who passed away at the age of 100 and a half years old. A memorial service for her is scheduled for September 28, 1996 at 2:00 p.m. at the Gild Hall. Also Edith Brooks passed away on July 7, 1996 at 97 years old.

Guest: Georgiana Diest, Administrator of Kamin and Director of the CareVan, spoke about the senior referral services available from the CareVan which has been in operation 2 years. Also Kamin will organize a Halloween Spook House on Oct. 25 in the old farmhouse. She expressed her interest in developing a relationship with the community.

Guest: Wayne Smith, Delaware State Representative, updated us on various projects. Rep. Smith was helpful in acquiring \$6000 for street work (separate funding from Municipal Street Aid). DelDOT news: DelDOT conducted a traffic and speed monitor that showed that the average speed on Harvey Road is 45 mph. DelDOT might consider raising the speed to 35 mph to more closely match the actual car speeds. Ardentown sent DelDOT a letter telling them not to raise the speed limit and Wayne Smith wrote a letter in their support. Twenty tickets were given out in the latest speed trap. Signage has been requested to indicate how to get to northbound I-95, not as enthusiastic as earlier about the crosswalk enhancement.

Discussion: One resident spoke in favor of lowering the speed limit to 15 mph. Also whether the community should provide pull-off space so that the police have a place to park during radar monitoring. Some residents expressed their disfavor with Rep. Smith's position on abolishing affirmative action and his lack of support of English as a second language programs. Rep. Smith is available for discussion of these and other issues on Tuesdays at 7:30 a.m. at the Brew-Ha-Ha at Branmar Plaza.

3. **Approval of March Town Minutes:** Vote was in favor to approve.
4. **Trustees Report:** Trustee Gail Rinehart read the following report. See following "Expenditures" and "Receipts."
1. The Village taxes will be paid on September 27. The total of \$196,462.26 includes \$8,739.94 in the form of rebates to 20 senior citizens. School taxes account for 73.5% of the total which county property taxes account for 26.5%.
 2. All senior citizens who may qualify for new Castle County tax rebates are urged to file the necessary forms with the County Finance Department. Remember that the criterion for eligibility is not total income, but income declarable on the Federal tax return.
 3. The total assessed value of Arden is now \$13,865,300, excluding the non-taxed roads, commons and forests. The total school and county tax rate applied against this is \$1.4235 per \$100 assessed valuation.
 4. An estimate for administrative expenses in the amount of \$23,636 has been presented to the budget committee for expenditures expected to be incurred in the 1997-1998 fiscal year beginning 3/25/97. This represents a 2.5% decrease from the previous year's estimate. \$8,736 is for staff salaries, while the remainder includes office rent, payroll taxes, auditing fees, legal fees, insurance, postage, duplicating costs and various office supplies. In addition, expenses for committees like budget, advisory, and assessors, which have no budgets of their own, are included.
 5. Expenditures against budget and balance sheets are available and are to be considered part of this report.
 6. Before a demolition permit was issued for the old Arden Inn on the Green, the property was inspected by the New Castle County Historic Review Board. The inspector concluded that the structure was not a candidate for restoration. Those in the Village who own historic structures will probably have to consider this Board's jurisdictional scope when planning renovations or demolition.
 7. A joint Arden/Ardentown/Ardencroft Trustees' meeting concluded that some sort of federation or merger of the three villages might make sense from several standpoints. Before we investigate the advantages and disadvantages, an endeavor involving considerable effort, we would appreciate a "sense of the meeting" vote on whether there is any interest in studying this matter. A further issue which would bear study by the Assembly is the proposed legislation concerning home occupations. Since it would change the County zoning code to which we are subject, an attempt should be made to determine whether Village interests are helped or hurt by this change.
 8. In our opinion, the Trustees' action in Chancery Court against the developers of Buckingham Greene has resulted in as much corrective action as can be reasonably expected. The suit is on hold, and our current efforts are directed toward determining the cost of repairing the damage, as well as long-term requirements for maintenance. As soon as we have a handle on these matters, we will enter negotiations with the builder for reimbursement of these costs as well as legal and engineering charges incurred up to now. Those charges, incidentally, represent about \$5000 and \$3000 respectively. In the event that we cannot achieve a satisfactory settlement, we may have to re-instate the Chancery Court suit.

Respectfully submitted by

Trustees of Arden, Shaul Gladstone, Senior Trustee

Discussion on merger: If Ardentown, Ardencroft, and Arden could be considered "The Ardens," it could be helpful in discussions with DelDOT, trash collection, etc. We could speak with one voice of 1300 rather than 500. We could maintain the 3 trusts as a confed-

eration with separate town meetings. We should keep our eyes open and broaden the discussion to more than just the trustees.

Sense of meeting: Town Assembly would like the Trustees to pursue discussion with Ardentown Trustees and Ardencroft Directors about a merger. Vote approved.

Discussion on proposed home occupation code revisions by county: Residents spoke in favor of changes. The zoning code should keep up with the computer revolution and the fact that so many people make a living at home. We should help the artisans. One resident mentioned that he has background on the specific proposed changes in the code and would be happy to meet with anyone to discuss it. He estimates that there are about 20-30 people in the three Ardens with home businesses.

Also the trustees were thanked for their work on Buckingham Greene.

Report approved.

Receipts

VILLAGE OF ARDEN
RECEIPTS & BANK BALANCES-3/25/96 TO 8/31/96
PRESENTED TO TOWN MEETING ON 9/23/96

BALANCE IN BANK ON MARCH 25, 1996 \$207,658.73

RECEIPTS:

GRANTS	0.00
INTEREST & DIVIDENDS	8,765.40
LAND RENT:	
FISCAL YEARS, PAST	445.65
FISCAL YEARS, PRESENT	96,496.82
FISCAL YEARS, FUTURE	0.00
LATE PAYMENT INTEREST	
MEADOW LANE RENT	259.47
MEMORIAL GARDEN DONATIONS	1,073.00
MISCELLANEOUS	1,771.40 (a)
RIGHTS OF WAY	
CABLE TV	0.00
ROADS	0.00
 SUBTOTAL	
 INVESTMENTS, REDEEMED	+ 50,000.00
INVESTMENTS, NEW	- 250,000.00
TOTAL RECEIPTS	<u>-(91,188.26)</u>

RECEIPTS & STARTING BANK BALANCE	116,470.47
EXPENDITURES AGAINST BUDGET	- 59,831.60
BALANCE IN BANK AS OF <u>8/31/96</u>	<u>56,638.87</u>

INVESTMENT POSITION:

ARDEN BUILDING & LOAN	40,000.00
BANK INSTRUMENTS	250,000.00
OTHER	0.00
TOTAL	<u>290,000.00</u>

SIGNED: TRUSTEE _____; ADMIN. ASS't. Joe H. Gerstine

(a) Includes Federal snow removal funds and private donations for Americorp project.

Expenditures

VILLAGE OF ARDEN
EXPENDITURES AGAINST BUDGET - 3/25/96 TO 8/31/96
PRESENTED TO TOWN MEETING ON 9/23/96

<u>BUDGET ITEM</u>	<u>BUDGETED AMOUNT</u>	<u>EXPENDITURES F.Y. TO DATE</u>	<u>EXPENDITURES SINCE LAST REPORT</u>
<u>COMMITTEES:</u>			
ARCHIVES	3,280	1,995.55	583.00
BUZZ WARE VILLAGE CENTER	2,125	471.15	427.00
<u>CIVIC:</u>			
COMMONS & FORESTS	13,000	7,938.41	5,351.08
GRANTS	6,000(b)	0.00	0.00
ROADS	14,000	3,264.57	325.57
SPECIAL CLEAN-UP	2,000	1,627.16	1,627.16
TRASH COLLECTION	32,000	12,619.83	7,462.03
COMMUNITY PLANNING	200	0.00	0.00
LEGISLATIVE REFERENCE	700	0.00	0.00
PLAYGROUND	1,300	677.38	459.72
REGISTRATION	3,000	576.62	373.26
<u>SAFETY:</u>			
GENERAL	900	107.00	42.80
TOWN WATCH COORDINATOR	2,172	905.00	543.00
TRAFFIC LIGHT	600	0.00	0.00
WELCOME HITHER	250	0.00	0.00
<u>SALARIES:</u>			
ASSEMBLY SECRETARY	4,548	1,895.00	1,137.00
ASSEMBLY TREASURER	1,896	790.00	474.00
<u>OTHER LINE ITEMS:</u>			
CONTINGENCIES	2,000	0.00	0.00
<u>DONATION:</u>			
ACRA	700	700.00	0.00
ARDEN LIBRARY	400	400.00	0.00
ARDEN PAGE	450	450.00	0.00
FIRE COMPANIES	850	850.00	0.00
GILD HALL RENTAL	650	650.00	0.00
<u>TAXES:</u>			
NEW CASTLE COUNTY PROP.	54,300	289.79	0.00
SCHOOL	148,500	787.00	0.00
TELEPHONE	360	80.17	48.28
<u>ADMINISTRATIVE:</u>			
AUDITING	3,000	2,900.00	2,900.00
INSURANCE	6,300	4,609.00	4,609.00
LEGAL	1,000	8,500.00	3,500.00
OFFICE RENT	2,100	915.00	549.00
MISCELLANEOUS	1,500	1,361.28(a)	562.18
PAYROLL TAXES	1,600	1,315.54	764.22
SALARY, ADMIN. ASST.	6,480	2,700.00	1,620.00
SALARY, SECRETARY	2,256	940.00	564.00
LESS ACCRUED TAXES		(483.85)	(290.31)
TOTAL	320,417	59,831.60	34,631.99

(NOTE: PERIOD COVERED IS FROM FIRST DAY OF FISCAL YEAR TO LAST DAY OF THE MONTH PRECEDING THE APPLICABLE TOWN MEETING.)

SIGNED: TRUSTEE Richard J. ... ADMIN. ASS'T. Rae H. Gerstene

(a) Includes \$612.72 for Memorial Gardens.

(b) To be spent or returned under state contract

5. **Archives:** Arden Archives has had a rather quiet summer although the groundwork was laid for several ambitious projects this fall. Thanks to the initiatives of Bev Barnett a meeting was held recently with Dr. David Ames from the University of Delaware's Center for Historic Architecture and Engineering, who has expressed interest in using Arden as a basis for his masters class. The focus of the study would be to examine ways in which Arden could preserve its architectural heritage without compromising the philosophical framework of the community. While I am sure Arden has wrestled with this question in years past, the recent demolition of the Arden Inn makes this a critical issue to be addressed today as well. Members of the Archives and Community Planning Committees will meet with Dr. Ames and his students next Monday for what promises to be a very exciting project.

Other Archives projects for the fall include a proposed lecture series this winter to follow the Saturday dinners. Watch your Arden Page for the details. We also continue to work with Peg Aumack on copying photographs and miscellaneous newspaper clippings from the Stephens' family archives. Thanks to Peg for her support.

Mention should be made too of the Archives-sponsored Old Timers Lounge at the Arden Fair. This proved very successful for those looking for a quiet retreat from the Fair. Thanks to Sally Hamburger for organizing this and to everyone who participated.

Archives acquisitions this quarter include a hammered aluminum basket marked "T&H Metalware Arden, Del." that was found by local antique dealer. If anyone can shed light on this, please see me at break.

Of immeasurable importance was the donation by Bob Wynn this month of 13 plaster busts that had been stored for years in the Craft Shop. Many of you have seen these on the shelf just above the back door. While much study (and some need restoration) of these needs to be done, of particular importance is a 1918 portrait bust by Marcus Aurelius Renzetti and what appears to be a study by Frank Stephens of his father, Henry, dated 1885, which is the earliest work we have of Franks. Thanks to Bob Wynn for an extremely important addition to the collection. After cleaning and restoration, Archives plans a show of these works, but, if you would like to see them in advance, please contact any member of the Archives Committee.

And, for those of you that were at the June town meeting, you may be interested to know that thanks to Ann Barnett-Dahl, we have a couple possible translators for the Don Stephens' 1910 Esperanto diary. More of that forthcoming.

Report approved.

Respectfully submitted,

Mark Taylor, Archives chairperson

6. **Advisory:** Advisory Committee met September 3 to discuss the Agenda for the September 23, 1996 Town Assembly. Nomination of Assessors and submission of the proposed budget for 1997-1998 are anticipated. Members of the BWVC and Community Planning Committees will outline plans to apply for grant monies requiring matching funds.

Community Planning has lost some of its most active participants due to family illnesses and relocation. They will seek the nomination of one new member and an active alternate.

Further discussion of Arden's lawsuit against Simeone & Kershaw, contractors of Buckingham Greene, is anticipated.

There was a brief discussion of a possible merging of the three Arden's to increase political "clout" and to strengthen community participation and unity of purpose.

Advisory Report continued

Ordinance 12 comes up for its annual re-examination and ratification.

Respectfully submitted, Judy Butler, Advisory chairperson

Report approved.

7. Assessors: No report by chairperson Aaron Hamburger.

The following nominations for assessors were taken from the floor: Alton Dahl, Mike Curtis, Steve Threefoot, Lynda Kolski, Hugh Roberts, Bernie Brachman, Elizabeth Varley, Peter Renzetti, Aaron Hamburger, Carl Falco, Gene Shaw, Don Holcomb, Ken Lipstein, Finn Hanover (14 nominations are needed for the 7 members of the board).

Motion: To close nominations. Motion approved.

8. Auditing: No report.

9. Buzz Ware Village Center Committee: ACRA had a very successful season from June 24 to July 26 and 101 children were registered in the program with an average of 70 per day attending. There were 34 adult volunteers in addition to staff. This increase has caused some space problems especially on rainy days. The outdoor program has been especially active and popular. An open house hosted many of all ages. We hope to be able to provide more space in the future if we are fortunate enough to get funding for some remodeling.

There were sixteen committee meetings during the last months. Three CPR sessions sponsored by ACRA, one private rental, a sold-out concert by Ernesto Diaz Tamayo who returned to Arden. There were two performances of the Kitus Theater Company.

We resume film series and play-reading in October. Look in the Arden page for titles and dates. We also will have our Annual Campfire on October 18, sponsored by ACRA, BWVC, and the Arden Club.

The basketball court signs were put up by the Civic Committee and we have had no complaints about the use of the court over this summer.

The building received a face lift. The landscaping professionally put in by Hand-in-Hand certainly has made the building look more attractive, and the newly painted hallways has improved the inside. The roof leaks over room 3 appear to be repaired and we had to replace the hot water heater when it was discovered to be leaking on Labor Day weekend.

The YWCA morning and afterschool programs are in full swing. Twenty children are enrolled. There is new staff there who appear to be settling in comfortably.

Hand-in-Hand Child Care Center reports that they now have 31 children enrolled, some part-time. There are still some openings available. Seven of the children are residents of the Ardens. They have 6 staff members, which includes the 2 directors and they have divided into three groups—young toddlers, young and older pre-schoolers. A picnic held in June had an attendance of about 90 people. They are introducing enrichment programs beginning this fall: Kinder Music, Computer Tots, and Energy Club.

In December, we will be renewing their contract with a \$30 per month increase to cover "cost of living" index rise since last year.

Our budget has to be approved by the town meeting and copies were handed out (see "Buzz Ware Village Center Budget").

We will be increasing our custodian's salary to reflect the cost of living index. Otherwise out figures reflect our past expenses with some increase to allow for a rise in costs.

We hope to get the ceilings in room 1 and 2 replaced to match room 4 and the hallways.

Buzz Ware Village Center Report continued

It is our hope that the Community Development Fund will be available next spring. We will try to find some other funding sources for matching funds, but we come to the town to ask for a commitment for \$22,000. Since we have to come up with a 60/40 match this will not cover the full cost of the upgrading of the building, but at least it would be a start.

We have figures and an architect's projection work up by Lee Smith. We will be discussing his proposal at our next meeting on October 15. Feel free to come if you are interested.

Should no grant money be available, the pledged \$23,000 would automatically go back to the town.

Can we have a show of hands to approve our budget?

Respectfully submitted

Ruth Bean, chairperson

Discussion: Budget should add headings to make clearer and correct fiscal year. A resident expressed approval of the format. Budget should show cash on hand as of March 25, 1997. Expenditures over \$1000 and not in the budget cannot be drawn from BWVC account without town approval. Also remove \$200 figure under "Line Item/Administrative" (mistakenly carried over) so that new total is \$3,475.

Motion: Vote to approve BWVC budget. Budget approved.

Report approved.

Buzz Ware Village Center Budget for April 1996 to March 1997

Operating revenues

Rents:	ACRA	\$350
	Archives	2100
	Hand-in-Hand	15210
	YMCA	3300
	Other	<u>500</u>
Total rents		21460

Line Item

Administrative	\$200
Program	475
Ceiling	<u>3000</u>
Total expenses	\$ 3,675

Operating expenditures

	Custodial Tax	376
	Custodial Salary	<u>4920</u>
Total Custodial		5296
General:		
	Equipment	500
	Maint./Repairs	2200
	Security	344
	Miscellaneous	200
	Supplies	800
	Telephone	<u>420</u>
Total General		4464
Utilities:		
	Electric/Gas	2450
	Oil	1500
	Water	<u>475</u>
Total utilities		4425
Total operating expend.		\$ 14,185
Excess of rev. over exp.		\$ 7,275

10. Community Planning:

I. Long range plan for physical future of the Village

A. Budget

1. We request an increased operating budget to reflect the actual cost of our current level of activity. We find that our current level of activity is necessary to protect for the future Arden's current quality of life. We believe that participation in this committee should be open to every resident, including those unable to donate administrative expenses to the Village. Therefore we request that next year's budget for committee work be increased from \$200 to \$1500.

2. We request a contingency fund match of \$3000 for a \$4500 Urban Forestry grant. This grant will be described later in this report.

B. Forests

1. US Fish and Wildlife Service: This agency sent a team of 5 biologists to assess our communal lands and neighboring lands for participation in the Partners for Wildlife Program. Their interest in Arden is as habitat for neo-tropical songbirds. In support of this, they are committed to providing as much technical assistance as possible to Arden. Homeowners' information brochures are available here tonight.

The biologists made many recommendations and suggestions, some of which will be implemented this fall through the Civic Committee's AmeriCorps project. As a planning committee, we seek their expert advice on a management plan for the future of our communal lands, and for preservation of habitat in the Naamans Creek and Perkins Run watersheds.

Of particular significance was their amazement at the high level of storm water run-off originating in neighboring developments and its effect on Arden's woods. This is an area of major concern, particularly with additional developments such as Ballymeade (210 houses) and Forest Gate. These will put further pressure on our streams and forests, as well as Marsh and Harvey Roads. Committee member Larry Strange will comment further on Ballymeade and watershed protection at the end of this report.

2. Conservation Easement: On June 10, residents decided to draw up our own conservation easement without any partner, and to try to hold ourselves to the standard we set for conservation and protection. A draft has not yet been produced. This is a potential area of technical assistance from the US Fish and Wildlife Service.

3. Forest Inventory: The tree inventory of Sherwood Forest is 75% complete.

C. Greens, Memorial Garden, Streets

1. Urban Forestry 'Eco-system Based Management Plan': We have verbal notification that our application for \$4500 was approved by the Community Forestry Council. We will use the money to hire a landscape architect, Rodney Robinson, to assess our public open spaces and gardens. Before deciding to enter an agreement with Mr. Robinson, this committee talked with several Arden gardening experts asking for their guidance and assistance. The response was that this is too big a project or beyond their scope of expertise. We also interviewed other landscape architects. This assessment will be the first step in developing a long-range management plan for both Greens, the three Memorial Gardens, and our small streetside parks. This initial assessment combines much-needed landscape expertise with community input to develop a plan that is both ecologically sound as well as appropriate and acceptable for the community. Our first method for securing community input will be an October-December lecture series on the historic development of our current landscape. The lecture series will be a combined effort of this committee and Archives Committee. From January-March we will be working with Mr. Robinson and Civic Commit-

tee on the assessment. Matching funds are required for this grant. * We will seek in-kind contributions in the form of volunteer time from residents and committee members at \$5 per hour. * We will seek donation of materials for agreed-upon modifications from local nurseries, the Delaware Association of Nurserymen, the Delaware Center for Horticulture, the Arden Garden Gild, and from local residents. * If agreed-upon modifications are implemented, that portion of the Civic Committee or Memorial Gardens budget would be available as match. We intend to meet the match from the sources already mentioned. Nonetheless, we deem it fiscally responsible to request a contingency fund of \$3000 for grant match in the annual budget beginning March 1997.

2. The fall semester of the University of Delaware graduate seminar in historic preservation led by Dr. David Ames will focus on the issues of planning and preservation which impact Arden. We expect that the papers resulting from the 13 independent research projects will benefit this committee, Archives, and the village. We hope residents will cooperate with the research projects.

D. Impact from outside Arden

1. 5 acres adjoining Sherwood Forest: The Task Force contacted the owner again and expressed interest in purchasing the property. What is needed next is a firm price from the owner. Then the Task Force can explore funding options. Lynda Kolski may have more to report.

2. Naamans Creek restoration: Councilman Richard Cecil sent a check for \$6000 for a 10-year restoration project in the Ardentown and Hanby Woods section of the sewer project. Ardentown has set up a special account for the restoration. We will continue to support the restoration.

3. Harvey Road: DelDOT plans to install a sample crosswalk with a brick-like texture between Sconset Road and the Montessori School. If it install the same type of crosswalks at the locations on Harvey which are now painted. We continue to work with Ardencroft and Ardentown to control speed in our one mile section of Harvey Road. DelDOT has encouraged the three communities to apply for a Transportation Enhancement Grant, and we will explore that avenue for adding environmental and community quality of life.

II. Long range plan for cultural future of the Village

A. NCC Long Range Plan - Mary Marconi and Larry Strange reviewed the New Castle County long range plan for its impact on Arden. The positive impact is that the plan recommends a new village zoning category that better reflects Arden's existing land use, and in fact recommends village zoning for other localities. We also find that the plan seems written, not for citizen enlightenment, but to meet bureaucratic requirements. It is not a user-friendly document. Further, we do not derive a sense of security from the plan. All too often, we find that the county's plans and even ordinances are ignored when development takes place. Looking at today's county-approved landscape surrounding Arden, greed seems served, rather than quality of life.

B. National Park Service - Trustee Marianne Cinaglia and I requested technical assistance from the Rivers and Trails Program of the NPS. The Park Service believes Arden is the last surviving, functioning utopian village in the nation. Our requested was approved, and consultation will begin in January 1997. In the meantime, work has begun

a. to seek National Historic Register Status for Ardentown and Ardencroft,

b. to upgrade Arden's protection to Landmark status which is awarded to 3% of the Historic Register listings.

Community Planning Report continued

c. to develop legislation to further protect the three villages

d. to create a protected watershed along Naamans Creek and Perkins Run.

Submitted by

Beverly Barnett, chairperson

Addendum to the Community Planning Committee Report**Facts:**

Ballymeade has been approved (News Journal 9/7) and construction is moving along quite rapidly. The development is across from Lancaster Elementary School.

It is further away from Arden than Buckingham Green but just as significant an impact.

Why ?

We will potentially have the same runoff issues as Buckingham Green on a much larger scale — this development is 132 townhouses on 55.9 acres

This development feeds directly into Log Run and then Naamans Creek/Arden Forest.

Issues:

No one is watching the combined effects of runoff from ALL NNCC development. This is the type of behavior that caused the catastrophic flooding in NE Philadelphia last month. Sandy Run, a small creek unprotected by any watershed association, flooded an entire neighborhood during a severe thunderstorm. Thirty-five homes were destroyed and the neighborhood was declared a Federal Disaster Area. Residents blamed their county commissioners for letting upstream development go unchecked.

Action plans:

All Arden residents are asked to closely monitor the flow of water in Naamans Creek during severe weather. Any incremental growth in the high water marks should be brought the attention of Larry Strange and the ACPC.

We are investigating the possibility of aligning Naamans Creek with an existing Watershed association so that future upstream development, road widening, and sewer projects can be effectively challenged. The creek is one of few in the Delaware valley not being monitored by a formal Watershed organization.

Submitted by

Larry Strange, committee member

Discussion on report: Some residents pointed out that to stay on top of developer rezoning requests, variances and the like, one should keep watching the newspaper Business section Consent Calendar and Public Hearing/Board of Adjustment listings. One could organize opposition and then appear at rezoning request hearings.

In regard to increase in Community Planning budget, the chairperson informed the assembly that one half of the budget was for anticipated phone call. The committee incurred travel expenses to Philadelphia and Dover, costs for reproducing documents and participation in conferences. The committee is now donating time, gas and fees. The town should pay for this. The committee was made aware that reimbursement for some of these costs does set a precedence. Other committees' members also donate their expenses.

Report approved.

Motion: A motion to extend Ordinance 12 until the September 1997 Town Assembly (this ordinance has been extended yearly from the first expiration date in 1983). This motion extends Section 2 of Ordinance 4 reading:

"No person shall sleep or camp overnight on the Greens or other Commons in Arden. The forest of Arden shall be closed to all persons from dusk until dawn, except individuals or groups with written permission from the Civic Committee."

Motion approved.

11. Budget: The proposed budget for fiscal year 1997-1998 [see attached Proposed Budget FY 1997-1998 ...] is presented tonight, and the requests were gathered from various committees. Most of the requests are similar to those of past years with two notable exceptions. The Buzz Ware Village Center and the Community Planning Committees have applied for significant amounts to be used as "matching funds" in grant applications. For the committees' applications to merit serious consideration, matching funds must be committed by the applying organization, and the two line items are included. The BWVC Committee requested \$22,000, and the Community Planning Committee requested \$3,000. The anticipated grants will be several times larger than the "matching funds" from the Town, which will allow the town to multiply the effect of its financial contributions. In the event that the grant money is not received, the "matching funds" will be returned to the town to be included in the reserve.

The proposed budget is in the white part of the report and this is the part that the town assembly will consider. The shaded areas provide additional financial information and projections that can assist people in making their decision on approved the budget.

Submitted by

Larry Walker, chairperson

Discussion: The chairperson mentioned that "Note 7" for Town Watch salary should be deleted. A resident pointed out to the assembly that the town pays the Gild Hall \$650 annually for town meeting rental, but the Arden Club pays no rent for the use of the Field Theater for its performances. Why not trade off the rental for the use of the Field Theater? The town also provides parking on the Green for the Arden Fair. A board member of the Arden Club responded that the Village of Arden pays no county or school taxes for the Gild Hall lot which is the largest leasehold. The Club pays \$5000/year in land rent. The BWVC charges for use, but the Gild Hall is free of charge for community celebrations, ACRA and memorial services. Another resident mentioned that we need more intense discussion of the Field Theater use. Put under "New Business."

Report approved.

Proposed Budget

PROPOSED BUDGET - FY 1997-98 STARTING MARCH 25, 1997 AND ENDING MARCH 24, 1998

PROPOSED BUDGET - FY 1997-98	1997-98 PROJECTED	1996-97 PROJECTED	1995-96 ACTUAL
INCOME			
Land Rent	309,000	312,000	301,227
Delaware Municipal Street Aid	13,000	13,639	12,658
Interest and Other Income	15,000	15,000	15,587
TOTAL INCOME	337,000	340,639	329,472
Reserve	104,406	94,271	78,107
TOTAL FUNDS AVAILABLE	441,406	434,910	407,579
NON-BUDGETABLE EXPENSES			
Property Taxes - County	58,600	52,342	52,498
School	146,500	145,031	143,574
Trustees Administration (See Note 1)	23,636	32,236	23,284
Delaware Municipal Street Aid-Roads	13,000	13,639	12,658
TOTAL NON-BUDGETABLE EXPENSES	239,736	243,248	232,014
BUDGETABLE EXPENSES	PROPOSED	BUDGETED	ACTUAL
Archives (See Note 2)	3,780	3,280	2,583
Buzz Ware Village Center	475	500	1,518
Ceiling replacement project Rooms 1 & 2	3,000	1,500	
BWVC Renovation Proj.-Matching Funds (Note 3)	22,000		
Civic Committee: Roads	14,000	14,000	14,479
Commons & Forests	13,000	13,000	12,186
Trash Collection	33,000	32,000	30,947
Special Clean-up	2,000	2,000	1,077
Community Planning	1,500	200	462
Urban Forestry Grant-Matching Funds(Note 3)	3,000		
Legislative Reference	300	700	250
Playground	1,300	1,300	1,078
Registration	3,100	3,000	2,524
Safety-General	900	900	2,380
Welcome Hither	250	250	0
Salaries: Secretary (See Note 4)	5,108	4,548	4,416
Treasurer (See Note 5)	2,086	1,896	1,835
Donations: ACRA	700	700	700
Arden Page	1,000	450	450
Arden Library	400	400	400
Fire Companies (See Note 6)	850	850	850
Gild Hall Rental	650	650	600
Town Telephone	360	360	360
Town Watch Coordinator Salary (See Note 7)	2,220	2,172	
Traffic Light	600	600	0
Contingencies	2,000	2,000	0
TOTAL BUDGETABLE EXPENSES	117,579	87,256	78,715
TOTAL EXPENSES	357,315	330,504	298,071
NOTES:			
1. Trustees anticipate in FY 1986-87 spending \$8,000 in engineering and legal fees in taking action against Buckingham Green Developer, while the Trustees' Expenses Projection for FY 1997-8 reflects lower insurance costs and no expected salary increases.			
2. Archives expects to spend \$182 monthly for rent to the BWVC for a total of \$2,180 for FY 97-98			
3. This amount is needed to commit matching funds in a grant proposal, and it is a demonstration of commitment by the Town for the project. If the grant is not approved, the funds will be returned to the Town.			
4. Secretary's salary will be \$4,644, and \$464 for payroll taxes and Social Security			
5. Treasurer's salary will be \$1,896, and \$190 for payroll taxes and Social Security			
6. Claymont Fire Co. \$600, Talleyville Fire Co. \$125, Brandywine Hundred Fire Co. \$125			
The Projected Reserve at the end of the 1997-98 Fiscal Year will be \$84,141.			
			SEPT. 23, 1996

Proposed Budget

PROPOSED BUDGET - FY 1997-98 STARTING MARCH 25, 1997 AND ENDING MARCH 24, 1998

PROPOSED BUDGET - FY 1997-98	1997-98	1996-97	1995-96
INCOME	PROJECTED	PROJECTED	ACTUAL
Land Rent	309,000	312,000	301,227
Delaware Municipal Street Aid	13,000	13,639	12,658
Interest and Other Income	15,000	15,000	15,587
TOTAL INCOME	337,000	340,639	329,472
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The Projected Reserve at the end of the 1997-98 Fiscal Year will be \$84,141.			
			SEPT. 23, 1996

- 12. Civic Committee:** A survey of our southwest boundary is underway. It covers all of our contact with Buckingham Greene and more. The line being surveyed is 1354 feet long. It begins at the corner when Arden, Sunset Farms and Buckingham Greene come together and goes to a point where the angle changes a few degrees to the north. There are a number of reasons to do this now. The chief one is that we would like to put in two hundred and fifty feet of treated post and rail fencing to indicate the boundary for three houses at Buckingham Greene which back up very close to our woods. The survey should be done by mid-October 5. A new AmeriCorps group is due for about two weeks for work in mid-October. The fencing will be installed by them. We also have other tasks for them. Aaron Hamburger is the coordinator with the AmeriCorps group for this visit.

The job of raising the rest of the curbstones around the south block of the Green is essentially done. The work is being done by Wayne Knotts and his crew. This is covered by a DOT grant from last year. We have requested a grant to rebuild the paved section of the fire lane as it joins Marsh Road. Our attention was drawn to it by the damage done here by the heavy trucks used by the trash hauler. If we get the grant in time next year, we will remove the existing paving, put down a proper foundation if there is not one, widen the road a bit when we repave, flare the connection with Marsh Road and replace the existing home-made gutter on the north side with the proper concrete guttering having the proper slope. There are four leaseholders in this area and they need our attention.

We have been much troubled by our aging forest tree population which has fallen in disturbing numbers and, in other areas, has caused a lot of tree removal expense. This is more than anyone can remember. What makes it even worse is when a tree falls it often takes a good tree or trees down with it. It seems to be worse in Sherwood Forest which is wetter than the Arden Forest. The beech trees seem to be rotting at ground level and falling. We face a major expenditure to remove two major trees along our streets.

Submitted by S.L. Bean, chairperson

Discussion: Can more preventive work be done to the trees? What is the committee's policy on trees? A resident asked whether the committee considered pruning a tree if a limb could fall on someone in the forest ("widow-maker")? We are removing invasive plants like ivy? What is natural? The chairperson said that the policy is to let the forest be—occasionally giving people permission to remove dead trees. The committee removes a fallen tree if it blocks a path—a policy is supported by authorities on forest management. The forest is not handled like an urban park. Has the committee looked into a particular disease that attacks beeches? No, but will look into now.

Report approved.

- 13. Legislative Reference Committee:** The Village of Arden Handbooks have been printed and are being distributed by our committee members. Our aim was to have them all distributed by this meeting, however, approximately 50% have been delivered to date. We are using the Trustees list of leaseholders and domiciles for our distribution guide. One book will be given to each domicile.

There are errors in the book, and we have found a few so far. We encourage comments and suggestions; however, please read the cover page as to how to handle errors and suggestions or comments. The book will be updated at least one time per year after new committee chairs are elected. If any other information is deemed necessary for an immediate update it will be done.

If you have not gotten your book as yet, there are copies available tonight. Please be sure we have your name checked on our list.

Submitted by Hugh Robert, chairperson

Report approved.

14. Playground Committee:

1. High quality wood chips have been purchased and spread under all play equipment thus enlarging the "fall zones" and adding to the beauty of the playgrounds. Quality wood chips not only reduce wet and muddy surfaces but do not have to be constantly dug up to provide safe fall zones.

2. The flagpole in front of the Buzz Ware Village Center can no longer be overlooked. From a safety factor, it is becoming rusted and is also an eyesore. No flag can be flown on it because it has no rope. The committee wants to know if they should have it removed or restored to a safe and usable condition. Upon investigation we have received an estimate from the "Electro Art Sign Company." They would sand, prime, and double coat the pole with enamel paint plus install a halyard (rope) for \$400. They recommend white but also use black or aluminum (not recommended). The committee would like to hear from anyone concerning future uses for the flagpole (possibly during the bicentennial to fly the Arden flag or in front of an improved Village Center). Please bring your ideas to the next town meeting.

For the committee, submitted by,
Richard Bloom, chairperson

Discussion: The chairperson stated that the committee has the money in their budget to either restore or remove the flagpole. A resident volunteered to take the down the flagpole for no charge. A resident mentioned that when the old red cedar flagpole on the Arden Green was removed it was not rotted. If the flagpole is refurbished who will be responsible for it?

Report approved.

15. Registration Committee: There are 397 registered voters as of September 23. The dates for the fall referenda have been set. The ballots for the budget referendum and the election of assessors will be mailed on or about October 3, and the election, or count of the ballots, will be at 7:30 p.m., Tuesday, October 29 at the BWVC in room 4. Ballots are accepted up to the time the counting process actually begins.

If you do not receive a ballot, or it is damaged, or you fill it out incorrectly and need another, please contact any member of the committee.

If you know of someone who has not received a ballot, and you think they should be eligible, please contact any member of the committee and we will check.

We will be doing follow-up calls starting mid-October to remind people who haven't voted to get their ballots in. We don't care how you vote, just vote.

Please read the instruction letter carefully. In order for your ballot to be counted, you MUST sign and print your name on the return envelope. This is the only way we have of determining who has voted. It is just like signing the voter card at any general election. There is no way any one else can know how you voted. The ballots are removed from the envelopes WITHOUT being unfolded. Next the envelopes are removed from the area, then the still unfolded ballots are mixed up and only then are they unfolded and separated into budget or assessors ballots.

If anyone has any concerns about how the election is conducted, they are most welcome to attend on October 29. It is a very interesting process.

Respectfully submitted,
Elizabeth Varley, chairperson

Report approved.

16. Safety**1. Town Watch update**

Kate Bartolo, our coordinator, has been approaching the other towns about renewing their financial commitment to the Watch program. In the case of Ardentown, her efforts have been successful and I am presenting the town with a check for \$525. She has also talked to Ardencroft and we hope to hear from them soon.

You may have read about an effort in Claymont to strengthen the Watch program there. They have been discussing an "Area" Watch program that would incorporate several communities. Claymont has had an on-going drug and vandalism problem and the feeling is that getting the surrounding developments together would, hopefully, drive the offenders elsewhere. I mention this because, if they are successful, some of those problems may spill over to the Ardens. So, please volunteer for Watch by calling Kate. If you do not have a partner, that is fine, Kate can pair you up with someone. Recently, she has been trying to pair "veteran" people with rookies. Don't be shy and call!

2. Harvey Road speed control

The sense of the last town meeting was to have the committee petition the State Police and increase speed enforcement. We have done so and there have been a few radar traps set up in the past weeks. There is not selective enforcement, if you speed, even as a resident, you are subject to a ticket. Be an example to our neighbors and drive 25 m.p.h.

3. Reflective house numbers

This side of the town will soon get the reflective mailbox numbers. For those who have forgotten about this program, the committee is doing this for safety reasons to make our addresses viable to emergency personnel. If you have a special request on location of the numbers, etc., please contact a member of the committee and please put your request in writing.

4. As a reminder, please cut back growth that may obstruct safety signs and right-of-way vision.

Respectfully submitted,
Tim Colgan, chairperson
Report approved.

- 17 Town Chairperson:** The town assembly chairperson, Bill Press, said that he was happy to see the new faces at the meeting. He noted that a good strong town meeting was the backbone of the strong town and he encouraged us to get our neighbors to attend also.

- 18. New Business:** A resident reiterated his hope for a task force or other means to look at the use of the Field Theater. Some residents feel that it is an abuse of the facility to have scaffolding up and signs like billboards so that it looks commercial. It was mentioned that the signs were the result of recommendations by the Civic Committee so that residents knew what the scaffolding was for. The sign can be take down. The Civic Committee will comment on at next meeting.

Rodney Jester, Single Tax instructor, informed us of the date of the Henry George Fundamentals of Economics course at the Gild Hall.

Meeting adjourned.

Next town meeting: **Monday, January 27 at 7:30 p.m. in the upper Gild Hall**

Respectfully submitted,

Connée Wright McKinney, Secretary, Village of Arden



Village of Arden
2300 Cherry Lane
Arden, DE 19810-4002

Dated material enclosed

- Notice of Town Meeting
- Minutes from preceding Town Meeting
- Notice of Assessors Public Meeting